

1 ARIEL E. STERN, ESQ.
2 Nevada Bar No. 8276
3 SCOTT R. LACHMAN, ESQ.
4 Nevada Bar No. 12016
5 Akerman LLP
6 1635 Village Center Circle, Suite 200
7 Las Vegas, NV 89134
Telephone: (702) 634-5000
Facsimile: (702) 380-8572
Email: ariel.stern@akerman.com
Email: scott.lachman@akerman.com

8 *Attorneys for Ditech Financial LLC fka*
9 *Green Tree Servicing, LLC and Federal*
National Mortgage Association

10 **UNITED STATES DISTRICT COURT**
11 **DISTRICT OF NEVADA**

12 DITECH FINANCIAL LLC f/k/a GREEN TREE
13 SERVICING, LLC; FEDERAL NATIONAL
14 MORTGAGE ASSOCIATION,

15 Case No.: 2:16-cv-03021-JAD-NJK

16 **STIPULATED PROTECTIVE ORDER**

17 Plaintiffs,
18 v.
19 PARK AVENUE HOMEOWNERS
ASSOCIATION; and RED ROCK FINANCIAL
SERVICES, LLC,

20 Defendants.

21 **AND ALL RELATED CASES**

22
23 The parties stipulate to the following Protective Order:

24 To expedite the flow of discovery, facilitate the prompt resolution of disputes over
25 confidentiality, adequately protect material claimed to be confidential, and ensure protection is
26 afforded only to material so designated, it is, pursuant to the Court's authority under Rule 26(c),
27 **ORDERED** this Protective Order shall govern the disclosure, handling and disposition of documents
28 in this litigation as follows:

1 **Application.**

2 1.1 This Protective Order shall govern any document, information or other material that is
3 designated as containing "Confidential Information" as defined herein, and is produced in connection
4 with this litigation by any person or entity (the "producing party"), whether in response to a
5 discovery request, subpoena or otherwise, to any other person or entity (the "receiving party")
6 regardless of whether the person or entity producing or receiving such information is a party to this
7 litigation.

8 **Definitions.**

9 2.1 Confidential Information. "Confidential Information" shall mean and include, without
10 limitation, any non-public information that concerns or relates to the following areas: confidential
11 proprietary information, trade secrets, practices and procedures, personal financial information,
12 commercial, financial, pricing, budgeting, and/or accounting information, information about existing
13 and potential customers, marketing studies, performance projections, business strategies, decisions
14 and/or negotiations, personnel compensation, evaluations and other employment information, and
15 confidential proprietary information about affiliates, parents, subsidiaries and third-parties with
16 whom the parties to this action have or have had business relationships.

17 2.2 Documents. As used herein, the term "documents" includes all writings, records, files,
18 drawings, graphs, charts, photographs, e-mails, video tapes, audio tapes, compact discs, electronic
19 messages, other data compilations from which information can be obtained and other tangible things
20 subject to production under the Federal Rules of Civil Procedure.

21 **Initial Designation.**

22 3.1 Good Faith Claims. Claims of confidentiality will be made with respect to documents,
23 other tangible things and information that the asserting party has a good faith belief are within the
24 definition set forth in subparagraph 2.1 of this Protective Order. Objections to such claims made
25 pursuant to paragraph 5, below shall also be made only in good faith.

26 3.2 Produced Documents. A party producing documents that it believes constitute or
27 contain Confidential Information shall state that the material is being produced under this Protective
28 Order by describing the documents or materials to be treated as confidential in writing, by page or

1 bates number wherever possible and/or shall produce copies bearing a label that contains or includes
2 language substantially identical to the following:

3 **CONFIDENTIAL**

4 This label shall be affixed in a manner that does not obliterate or obscure the contents of the
5 copies. If any person or party makes copies of documents designated as containing Confidential
6 Information, the copying person or party shall mark each such copy as containing Confidential
7 Information in the same form as the Confidentiality notice on the original document.

8 A party producing documents that are stored on electronic, magnetic, optical or other non-
9 paper media, such as compact discs, DVD's, video tapes and audio tapes (collectively, "data storage
10 devices") shall designate the data storage device as containing Confidential Information, by affixing
11 a label or stamp to the data storage device in the manner described above at the time copies of such
12 data storage devices are produced. If the receiving party or other persons or entities to whom
13 disclosure is authorized pursuant to subparagraph 7.1 make a copy of any data storage device
14 designated by the producing party as containing Confidential Information, the receiving party or
15 other authorized person shall mark each such copy as containing Confidential Information in the
16 same form as the confidentiality notice on the original data storage device produced. If the receiving
17 party or other authorized person prints out or otherwise makes copies of the documents or
18 information stored on such data storage device, the receiving party or other authorized person shall
19 mark each page so copied with the label or stamp specified in subparagraph 3.2.

20 3.3 Interrogatory Answers. If a party answering an interrogatory or other discovery
21 demand believes that its answer contains Confidential Information, it shall state so in the
22 interrogatory response, and that portion of the response will be entitled to the protections of this
23 order.

24 3.4 Inspection of Documents. In the event a party elects to produce files and records for
25 inspection and the requesting party elects to inspect them, no designation of Confidential
26 Information needs to be made in advance of the inspection. For purposes of such inspection, all
27 material produced shall be considered as Confidential Information. If the inspecting party selects
28

1 specified documents to be copied, the producing party shall designate Confidential Information in
2 accordance with subparagraph 3.2 at the time the copies are produced.

3 3.5 Deposition Transcripts. The party asserting confidentiality shall state on the record
4 the portions it deems confidential. The failure to designate testimony on the record as confidential
5 shall be a waiver unless the designating party notifies all other parties and files a motion to designate
6 the testimony as confidential within 5 days of the notification.

7 3.6 Inadvertent Failure to Designate. Inadvertent failure to identify documents or things
8 as "Confidential" pursuant to this Protective Order shall not constitute a waiver of any otherwise
9 valid claim for protection, provided that the provisions of this paragraph are satisfied. If the
10 designating party discovers that information should have but was not designated "Confidential" or if
11 the designating party receives notice that would enable the designated party to learn that it has
12 disclosed such information, the designating party must immediately notify all other parties. in such
13 event, within thirty (30) days of notifying all other parties, the designating parties must also provide
14 copies of the "Confidential" information designated in accordance with this Protective Order. After
15 receipt of such re-designated information, the "Confidential" information shall be treated as required
16 by this Protective Order, and the receiving party(ies) shall promptly, and in no event more than
17 fourteen (14) calendar days from the receipt of the re-designated information, return to the
18 designated party all previously produced copies of the same unlegended documents or things. The
19 designating party and the parties may agree to alternative means. The receiving party(ies) shall
20 receive no liability, under this Protective Order or otherwise, for any disclosure of information
21 contained in unlegended documents or things occurring before the receiving party was placed on
22 notice of the designating party's claims of confidentiality.

23 4. **Designations by Another Party.**

24 4.1 Notification of Designation. If a party other than the producing party believes that a
25 producing party has produced a document that contains or constitutes Confidential Information of
26 the non-producing party, the non-producing party may designate the document as Confidential
27 Information by so notifying all parties in writing within fourteen (14) days of service of the
28 document.

1 4.2 Return of Documents, Non-disclosure. Whenever a party other than the producing
2 party designates a document produced by a producing party as Confidential Information in
3 accordance with subparagraph 4.1, each party receiving the document shall either add the
4 Confidential Information designation in accordance with subparagraph 3.2 or substitute a copy of the
5 document bearing such designation for each copy of the document produced by the producing party.
6 Each party shall destroy all undesignated copies of the document or return those copies to the
7 producing party, at the direction of the producing party. No party shall disclose a produced document
8 to any person, other than the persons authorized to receive Confidential Information under
9 subparagraph 7.1, until after the expiration of the fourteen (14) day designation period specified in
10 subparagraph 4.1. If during the fourteen (14) day designation period a party discloses a produced
11 document to a person authorized to receive Confidential Information under subparagraph 7.1, and
12 that document is subsequently designated as Confidential Information in accordance with
13 subparagraph 4.1, the disclosing party shall cause all copies of the document to be destroyed or
14 returned to the producing party, at the direction of the producing party. The party may thereafter
15 disclose a copy of the document that has been marked as Confidential Information by the designating
16 party, in accordance with subparagraphs 3.2 and 7.1.

17 5. **Objections to Designations.** Any party objecting to a designation of Confidential
18 Information, including objections to portions of designations of multi-page documents, shall notify
19 the designating party and all other parties of the objection in writing forty-five (45) days before trial
20 of the matter. This notice must specifically identify each document that the objecting party in good
21 faith believes should not be designated as Confidential Information and provide a brief statement of
22 the grounds for such belief. In accordance with the Federal Rules of Civil Procedure governing
23 discovery disputes, the objecting and the designating parties thereafter shall confer within ten (10)
24 days after the date of such objection in an attempt to resolve their differences. If the parties are
25 unable to resolve their differences, the designating party shall have fourteen (14) days after the
26 conference concludes to file with the Court a motion to deem the information as Confidential
27 Information. Where a party authored, created, owns, or controls a document, information or other
28 material that another party designates as Confidential Information, the party that authored, created,

1 owns, or controls the Confidential Information may so inform the objecting party and thereafter shall
2 also be considered a designating party for purposes for this paragraph.

3 All documents, information and other materials initially designated as Confidential
4 Information shall be treated as such in accordance with this Protective Order unless and until the
5 Court rules otherwise, except for deposition transcripts and exhibits initially considered as
6 containing Confidential Information under subparagraph 3.5, which will lose their confidential status
7 after fourteen (14) days unless so designated as Confidential Information. If the Court rules that a
8 designation should be maintained as to a particular document, the producing party shall, upon
9 written request by a party, provide that party a copy of that document without the designation
10 described in subparagraph 3.2.

11 **designating**
12 The ~~objecting~~ party shall bear the burden of proof to establish the information or document is
13 ~~not~~ entitled to the Confidential Information designation.

14 If a designating party elects not to make such a motion with respect to documents within
15 fourteen (14) days after the conference, information or other materials to which an objection has
16 been made, the Confidential Information designated shall be deemed withdrawn. The objecting party
17 shall have ~~fourteen~~ (14) days to respond to the ~~objecting~~ party's motion. If no response is filed by the
18 objecting party within ~~fourteen~~ (14) days, the objecting party shall be deemed to have consented to
the designating party's motion.

19 6. **Custody.** All Confidential Information and any and all copies, extracts and
20 summaries thereof, including memoranda relating thereto, shall be retained by the receiving party in
21 the custody of counsel of record, or by persons to whom disclosure is authorized under subparagraph
22 7.1.

23 7. **Handling Prior to Trial.**
24 7.1 Authorized Disclosures. Confidential Information shall be disclosed by the receiving
25 party only to the following persons:

26 a. Counsel for the parties in this litigation, including their associates, clerks, paralegals,
27 and secretarial personnel;

1 b. Qualified persons taking testimony in this litigation involving such Confidential
2 Information, and necessary stenographic, videotape and clerical personnel;

3 c. Experts and their staff who are retained by counsel as expert witnesses for a party in
4 this litigation;

5 d. Experts and their staff who are consulted by counsel for a party in this litigation;

6 e. Parties to this litigation, limited to the named party and, if that party is a corporate
7 entity, a limited number of employees of the corporate entity and its insurers;

8 f. Designated in-house counsel and a limited number of assistants, administrative or
9 otherwise;

10 g. Outside vendors employed by counsel for copying, scanning and general handling of
11 documents;

12 h. Any person of whom testimony is taken regarding the Confidential Information,
13 except that such person may only be shown Confidential Information during his/her testimony, and
14 may not retain a copy of such Confidential Information; and

15 i. This Court and this Court's staff, subject to the Court's processes for filing materials
16 under seal.

17 Such disclosures are authorized only to the extent necessary to investigate, prosecute, or
18 defend the litigation.

19 Confidential Information may not be disclosed to persons under subparagraphs (c) or (d) until
20 the receiving party has obtained a written acknowledgment from the person receiving Confidential
21 Information, in the form of the Declaration attached hereto as Exhibit A, that he or she has received
22 a copy of this Protective Order and has agreed to be bound by it. A party who discloses Confidential
23 Information in accordance with subparagraph 7.1 shall retain the written acknowledgment from each
24 person receiving Confidential Information, shall maintain a list of all persons to whom a receiving
25 party has disclosed Confidential Information and identify what documents have been disclosed, and
26 shall furnish the written acknowledgments and disclosure list to opposing counsel as follows: (i) for
27 a person under subparagraph (c), within thirty (30) days after the person signs the Declaration, and
28 (ii) for a person under subparagraph (d), within thirty (30) days after the matter is finally concluded.

1 Disclosure of Confidential Information to this Court including judicial staff, shall be made in
2 accordance with subparagraph 7.4 of this Protective Order.

3 7.2 Unauthorized Disclosures. All persons receiving Confidential Information under the
4 terms of this Protective Order are under the jurisdiction of the state courts and U.S. federal courts
5 located in Nevada for all matters arising from the improper disclosure or use of such information. If
6 Confidential Information is disclosed to any person other than in the manner authorized by this
7 Protective Order, the party or person responsible for the disclosure, and any other party or person
8 who is subject to this Protective Order and learns of such disclosure, shall immediately bring such
9 disclosure to the attention of the designating party. Without prejudice to other rights and remedies of
10 the designating party, the responsible party or person shall make every effort to obtain and return the
11 Confidential Information and to prevent further disclosure on its own part or on the part of the
12 person who was the unauthorized recipient of such information.

13 7.3 ~~Court Filings. In the event any Confidential Information must be filed with the Court~~
14 ~~prior to trial, the proposed filing shall be accompanied by a motion to file the Confidential~~

See order issued on under seal that complies with Local Rule 10 5(b) and proposed order, and the
concurrently herewith

10 ~~application and proposed order shall be directed to the judge to whom the Confidential Information~~
11 ~~is directed. This provision is applicable to briefs, memoranda, and other filings which quote,~~
12 ~~summarize, or describe Confidential Information.~~

13 8. Care in Storage. Any person in possession of Confidential Information produced by
14 another party shall exercise reasonable and appropriate care with regard to the storage, custody,
15 copying, and use of such information to ensure that the confidential and sensitive nature of same is
16 maintained.

17 9. Handling During Trial. Confidential Information that is subject to this Order may
18 be marked and used as trial exhibits by either party, subject to terms and conditions as imposed by
19 the Court upon application by any party.

20 10. No Implied Waivers. This Protective Order shall not be interpreted as a waiver of
21 the right to object, under applicable law, to the furnishing of information in response to discovery
22 requests or to object to a requested inspection of documents or facilities. Parties producing

1 Confidential Information in this litigation are doing so only pursuant to the terms of this Protective
2 Order. The taking of any action in accordance with the provisions of this Protective Order shall not
3 be interpreted as a waiver of any claim or position or defense in this action, or any other actions.

4 11. **No Admission.** The designation of any item as Confidential Information shall not be
5 construed as an admission that such material, or any testimony concerning such material, would be
6 admissible in evidence in this litigation or in any other proceeding.

7 12. **Inadvertent Disclosure.** Nothing in this Protective Order abridges applicable law
8 concerning inadvertent disclosure of a document that the Disclosing Party believes contains
9 attorney-client communications, attorney work product or otherwise privileged information. If a
10 party inadvertently discloses documents or information subject to a claim of privilege or work
11 product protection under applicable law. Upon discovery by the Receiving Party, or receipt of
12 written notice from the Disclosing Party identifying privileged or protected Documents that were
13 inadvertently produced, the receiving party shall within seven (7) business days either: (a) return or
14 certify the destruction of all such documents, all copies, and any work product or portions of any
15 work-product containing or reflecting the contents of the subject materials, or (b) after attempting to
16 resolve any dispute with opposing counsel informally, file a motion to challenge the assertion of
17 privilege and tender the subject documents for *in camera* review with the motion. The moving party
18 shall do nothing to compromise the privilege claim until the Court rules on said motion and the
19 opportunity for appellate review is exhausted or the issue is otherwise resolved.

20 13. **Parties' Own Documents.** This Protective Order shall in no way restrict the parties
21 in their use of their own documents and information, and nothing in this Protective Order shall
22 preclude any party from voluntarily disclosing its own documents or information to any party or
23 nonparty.

24 14. **Motion by Third Party to Compel Production of Confidential Information.** If
25 any third party subpoenas Confidential Information from a party to this action or moves to compel a
26 party to this action to produce any such information, such party shall immediately notify the parties
27 who originally produced and/or designated such information that a subpoena has been served or a
28 motion has been made in order to allow the parties who originally produced and/or designated such

1 information the opportunity to seek a protective order or oppose the motion or application. If, within
2 thirty (30) days after receiving notice of a subpoena seeking Confidential Information from a
3 receiving party, the party who originally produced and/or designated such information fails to move
4 for a protective order, the party subject to the subpoena may produce said information. In addition, if
5 a party is ordered to produce Confidential Information covered by this Protective Order, then notice
6 and, if available, a copy of the order compelling disclosure shall immediately be given the parties
7 who originally produced and/or designated such information. Nothing in this Protective Order shall
8 be construed as requiring the party who is ordered to produce such Confidential Information to
9 challenge or appeal any order requiring the production of such information or to subject
10 himself/herself to any penalty for non-compliance with any legal process or seek any relief from the
11 Court.

12 15. **No Effect on Other Rights.** This Protective Order shall in no way abrogate or
13 diminish any pre-existing contractual, statutory, or other legal obligations or rights of any party with
14 respect to Confidential Information.

15 16. **Modification.** In the event any party hereto seeks a Court order to modify the terms
16 of this Protective Order, or seeks a protective order which incorporates the terms and conditions of
17 this Protective Order said party shall make such request by written stipulation or noticed motion to
18 all parties that must be served and filed in accordance with local court rules.

19 17. **Handling Upon Conclusion of Litigation.** All parties, counsel, and person to whom
20 disclosure was made agree to return all Confidential Information to the designating party within
21 thirty (30) days of the conclusion of litigation between the parties, including final appellate action or
22 the expiration of time to appeal or seek further review. In addition, counsel shall certify in writing
23 that all such Confidential Information have been returned. Counsel for each party also shall contact
24 each person to whom that party has provided a copy of any Confidential Information and request the
25 documents be returned. In lieu of returning Confidential Information, the person or party in
26 possession of such information may elect to destroy it. If the person or party in possession of
27 Confidential Information elects to destroy it rather than return it, that person or party must notify the
28 designating party in writing of the destruction of the information within ninety (90) days of the

1 conclusion of litigation between the parties, including final appellate action or the expiration of time
2 to appeal or seek further review.

3 **18. Survival of the Terms of this Protective Order.** Even after the termination of this
4 litigation, the confidentiality obligations imposed by this Protective Order shall remain in effect until
5 a Designating Party otherwise in writing or a court order otherwise directs.

6 DATED this 18th day of September, 2019.

7 **AKERMAN LLP**

8 /s/ Scott R. Lachman
9 ARIEL E. STERN, ESQ.
10 Nevada Bar No. 8276
11 SCOTT R. LACHMAN, ESQ.
12 Nevada Bar No. 12016
13 1635 Village Center Circle, Suite 200
14 Las Vegas, NV 89134

15 *Attorneys for Ditech Financial LLC f/k/a Green
16 Tree Servicing, LLC and Federal National
17 Mortgage Association*

18 **KOCH & SCOW LLC**

19 /s/ David R. Koch
20 DAVID R. KOCH, ESQ.
21 Nevada Bar No. 8830
22 STEVEN B. SCOW, ESQ.
23 Nevada Bar No. 9906
24 BRODY R. WIGHT, ESQ.
25 Nevada Bar No. 13615
26 11500 S. Eastern Avenue, Suite 210
27 Henderson, NV 89052

28 *Attorneys for Red Rock Financial Services, LLC*

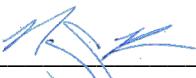
7 **LEACH KERN GRUCHOW ANDERSON SONG**

8 /s/ Sean L. Anderson
9 SEAN L. ANDERSON, ESQ.
10 Nevada Bar No. 7259
11 J. TYLER KING, ESQ.
12 Nevada Bar No. 14895
13 2525 Box Canyon Drive
14 Las Vegas, NV 89128

15 *Attorneys for Park Avenue Homeowners'
16 Association*

17 IT IS SO ORDERED.

18 Dated: September 19, 2019

19 : .
20 : .
21 : 
22 :
23 : Nancy J. Koppe
24 : United States Magistrate Judge